











# LINDISFARNE

RIPPONDEN | HX6 4PA

A rare opportunity has arisen to purchase a true bungalow located in this sought-after position on the hillside above Ripponden, this well-loved detached home commands magnificent panoramic views across the Ryburn Valley and beyond.

The accommodation in this deceptively spacious home includes a generously proportioned living room, fitted kitchen, three bedrooms, shower room and separate WC. In addition, there is a superb lower ground floor garage / workshop providing potential to create further living accommodation if so required.

This well-presented property, although requiring a certain amount of updating, benefits from hardwood double glazing and gas central heating.

Outside there are landscaped gardens to front and rear which include lawns, patio and rockeries as well as generous gated parking.



## GROUND FLOOR

Entrance Hall  
Living Room  
Dining Kitchen  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Shower Room

## LOWER GROUND FLOOR

Garage / Workshop

## COUNCIL TAX

E

## EPC RATING

E



### INTERNAL

The property is entered into the entrance hall.

The huge living room features two picture windows which frame the panoramic views over the Ryburn Valley and beyond and has plentiful space to provide separate seating and dining areas. A stone fire surround incorporates a modern wall-mounted gas fire.

The fitted kitchen houses timber effect units and is equipped with a double oven, four-ring ceramic hob with extractor hood over, integrated appliances include a dishwasher, fridge and freezer and there is plumbing for a washing machine. A timber stable door gives access directly into the garden.

There are three good-sized bedrooms; two doubles with fitted wardrobes and a large single. They are complemented by a two-piece shower room housing a walk-in shower and pedestal wash basin, adjacent to a separate WC.

The lower ground floor is given over to a large garage / workshop space with electric roller door, stainless steel sink and two large windows which overlook the garden.

### EXTERNAL

Wrought iron gates give access to the tarmac driveway which provides parking for several vehicles and leads to the integral double garage. The front garden has been landscaped to provide gently sloping lawns, rockeries and mature herbaceous borders, with a personal gate and stone flagged path giving access to the front door of the bungalow. At the rear of the property is a good-sized garden abutting open fields and including a level lawn and stone-flagged patio affording superb panoramic views.

### LOCATION

Lindisfarne is located just a short, uphill, stroll from the centre of Ripponden and the excellent local amenities which include a village school, veterinary surgery, dental surgery, health centre and a selection of popular shops, pubs and restaurants.

The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There are mainline railway stations in nearby Sowerby Bridge and Littleborough.

### SERVICES

All mains services. Gas central heating with boiler located in the garage.

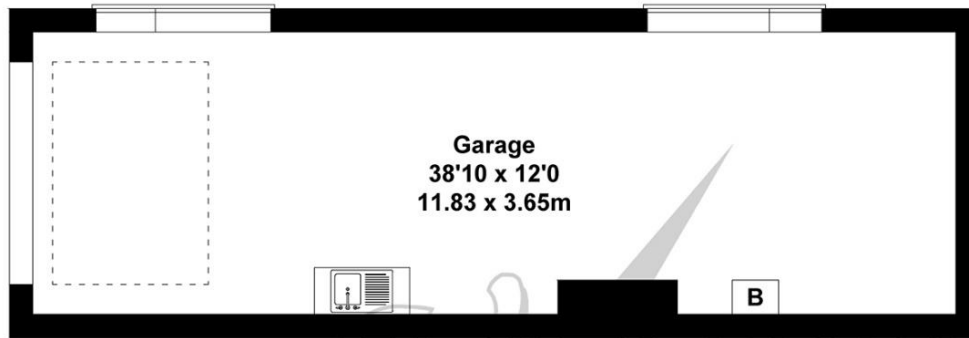
**TENURE** Freehold.

### DIRECTIONS

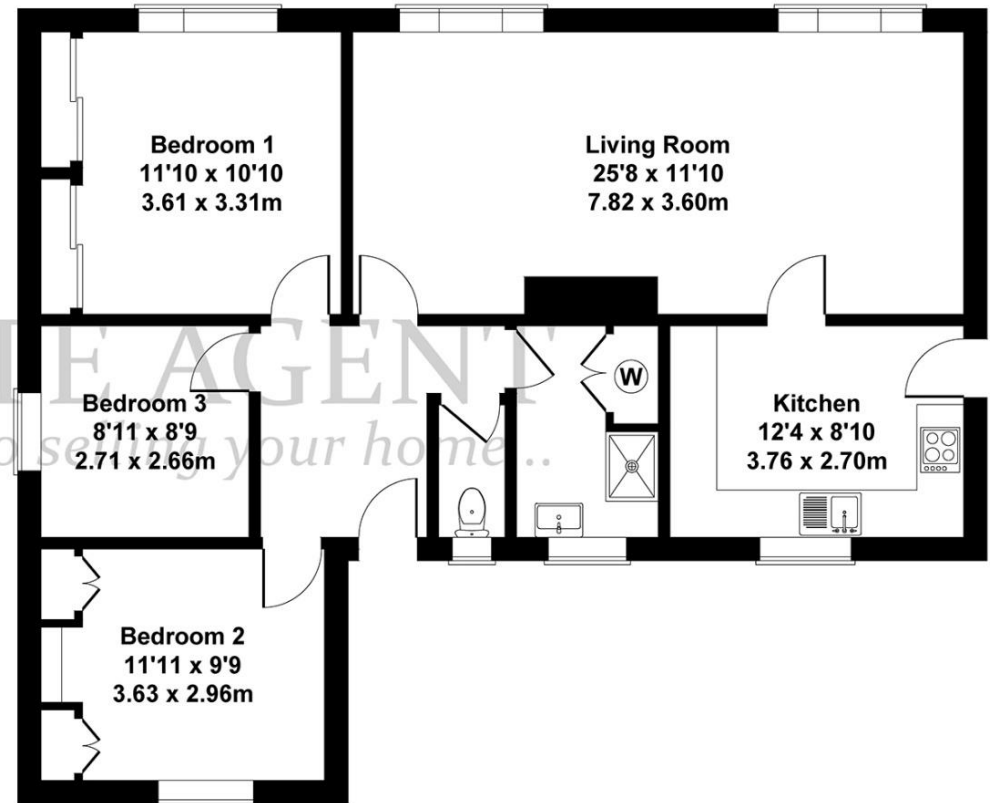
From Ripponden traffic lights take the A58 towards Halifax and turn immediately left up Royd Lane, continue to the top and turn left at the T junction opposite the Beehive Inn on to Cross Wells Road, after a short distance pass a farm on the right and stone cottages on the left, turn immediately left at the crossroads just after the stone cottages into Ripponden Old Lane, continue downhill and Lindisfarne is on the right hand side, indicated by our For Sale board.



Approximate Gross Internal Area  
1399 sq ft - 130 sq m



LOWER GROUND FLOOR



GROUND FLOOR





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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.